

Newfields Planning Board Meeting
July 20, 2006

Attendance: William Meserve, John Hayden, Mike Todd, Elliot Alexander, Michael Price and Town Planner Reuben Hull. Selectmen's Representative Janet Smith arrived shortly after the meeting began.

Chairman William Meserve called the meeting to order at 7:00pm.

Reuben stated that we need to update our zoning maps because of a discrepancy between the written description of district boundaries and the zoning map. The ordinance supersedes the mapping, so the map will need to be changed. He recently met with Carl Dixon regarding the subdivision of his property on Piscassic Road and this zoning issue did affect his proposed subdivision plan. It has been determined that his land is in the residential zone.

Bill Davis-ZBA Application

Reuben informed the Board that Bill Davis currently has an application before the Zoning Board for the expansion of a pre-existing non-conforming use. The existing building has two businesses and a residence and is located at 10 Main Street on Map 202 Lot 8.21. The applicant proposes to construct and addition, move the residence to the addition and then convert the former residence to commercial. Residential use is allowed in the commercial zone but the frontage of the lot does not support residential use. He wants to expand the residential use from 600 square feet to 1,100 square feet. The existing residence is grandfathered because of zoning changes. Mary August has asked for comments from the Board regarding this application. Bill will have to come back to the Planning Board after going to the ZBA.

John Hayden mentioned that when the applicant originally came before the Board to construct the existing building, residential use was allowed in the commercial district with 50 feet of frontage. Zoning was changed in 2000 and the current requirement is 200 feet of frontage and 2 acres for residential use to be allowed in the commercial zone. The intent of the zoning change was to prevent residential use in the commercial district with 50 feet of frontage.

The Planning Board does not support the expansion of the existing non-conforming lot. All were in favor.

Barbara Byrne Subdivision-Preliminary Discussion-Map 211 Lot 3

John Hayden recused himself from the Board because of being an abutter. Reuben explained that this application will be noticed for the August meeting. Bobbi is proposing to subdivide one lot from her parcel that is in a conservation easement. This land which is 3.658 acres was set aside in the original conservation easement as a potential lot for subdivision and sale. She has no plans to sell it right now. Reuben noted that the plan appears to be conforming to all town regulations. John Hayden added that

the intent to subdivide was made known at the time the land was put into the conservation easement.

Rugg Subdivision -Preliminary Discussion-Map 205 Lot 2

Bruce Scamman from Emanuel Engineering presented the proposed subdivision plan on behalf of Olive Rugg. This application for a one lot subdivision will be noticed for the August meeting. Bruce informed the Board that the proposed lot will be 5 acres with over 200 feet of frontage on Piscassic Road. A 50-foot driveway will also be the right of way to access the remainder of the 110+ acre parcel. The permit for the driveway has been sent to the Department of Transportation for approval. The existing telephone right of way will run along side the driveway. The first 400-500 feet of the driveway crosses over the telephone right of way and then runs parallel to it. The lot does not need DES approval because it is 5 acres. The wetlands have been delineated on the plan. Reuben mentioned that the Rugg's came before the Board a few months ago for direction and it looks like everything the Board recommended has been implemented in the plan. The plan does meet the zoning requirements. The applicant will be requesting a waiver for topography and a full boundary survey. The future landowner will be Kevin Wiggin; a relative of the Rugg family.

Newbrook-Site Plan Review-Map 102 Lot 56.2

Robert Grande and Michael Williams were present and discussed their proposal for an outside storage facility. A couple of years ago the Board approved the change of use on the lot from industrial to self storage. The applicant believes the outside self storage will be a more successful use. There will be an area for covered and uncovered outside storage for items such as boats and recreational vehicles. The applicant would like to create two one-way corridors through the building to allow cars to drive through. They are in the process of having Fred Emanuel prepare an formal site plan. The plan submitted was the original site plan and it needs to be updated. Reuben stated that the application has been received and noticed. He recommended that the Board accept the application as complete.

The Board has concerns with the one-way corridors and parking. There are also fire and safety issues that need to be addressed. A site walk will be scheduled after the official site plan review has been submitted. It is premature to comment on any of the Board's concerns at this time. A motion was made by Mike Todd and seconded by John Hayden to accept the application for discussion. All were in favor and the motion carried.

Bill Meserve read a letter submitted by abutters Deborah Henderson and Mary Heaton. They are concerned with the height of the storage areas and the access to their 1-acre lot. The Board had no opinion on the access to the 1-acre lot. Reuben noted that there is no easement in place right now or right of way for access to the property, so that is not an issue. The Planning Board has no obligation to address access to the Henderson lot. It is a civil matter.

A copy of the site plan review will be sent to the fire department, police department, road agent and building inspector for comments.

Abutter Ray Randlett voiced his concerns regarding traffic and the safety of the children in the neighborhood. These issues will be addressed after the site plan has been updated.

A motion was made by Mike Todd and seconded by Elliot to continue the hearing until next month. All were in favor and the motion carried.

The minutes of May 18, 2006 were reviewed. A motion was made by Elliot and seconded by Janet to accept the May minutes as written. All were in favor and the motion carried. The minutes of June 15, 2006 were reviewed. A motion was made by Mike Todd and seconded by Elliot to accept the minutes as written. All were in favor and the motion carried.

The Board discussed the landscaping at Coed Sportswear, Newbrook and Pennine Properties. They would like Reuben to check to see if the landscaping has been completed as shown on the approved site plans.

Newfields Postmaster Carol Ross recently had her car struck by lightening in the back of the parking lot at the Post Office. She would like a designated parking space in the front of the building, where her car can be seen from inside. The proposed area to be marked and designated for the Postmaster is on the right hand side as you enter the site. The Board would like Reuben to take a look at the area and make a recommendation.

Janet mentioned that the Building Inspector would like to change the building permit requirements. He would like homeowners to be required to get a building permit regardless of the cost of the job and regardless of whether or not it is maintenance. Currently a building permit is not required for construction under \$1,000 or maintenance such as roofs, vinyl siding, painting, etc. The Board would like Reuben to find out the requirements in other towns before a recommendation is made.

Bill brought up the Capital Improvement Plan for discussion. The Town needs a current CIP to establish impact fee amounts and to keep growth management from falling apart. We really need to get going on putting one together. Bill suggested sending a letter to each department head explaining the importance of their input for the CIP and to schedule them to come to a planning board meeting. The Board would like a report from Reuben on the progress that has been made to date.

Former Planning Board Chairman Mike Price tearfully handed over the gavel to Bill Meserve. (just joking)

With no further business to discuss, a motion was made and seconded to adjourn at 8:50pm. The motion carried.

The next meeting will be Thursday August 17, 2006 at 7:00pm

Respectfully submitted

Sue McKinnon